

BOOK 12 PAGE 232
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

PUBLIC SALES

**TRUSTEE'S SALE OF VALUABLE
REAL ESTATE
1 MILE SOUTHEAST OF FOXVILLE
HAUVER'S ELECTION DISTRICT
FREDERICK COUNTY
MARYLAND**

By virtue of a decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, passed on the 20th day of February, 1957, in the case of Nora M. Duncan Mellot, et al., vs. Charles Robert Duncan, an infant, and being No. 18420, on the Equity Docket of said Court, the undersigned Trustees will offer at public sale on the premises located 1 mile southeast of Foxville, in Frederick County, Maryland, on

SATURDAY, MARCH 30th, 1957
at the hour of 10:00 A. M., all of the following described real estate, situate, lying and being in Hauver's Election District, Frederick County, Maryland, and being more particularly described as follows, to wit:

FIRST: All of that parcel of land situated in Frederick County, Maryland, the same being part of a tract of land called "Three Tracts Altogether" and part of the "Three Mill Seats," beginning for the part hereby conveyed at a point in the Public Road leading from Foxville to Catoclin Furnace and about 2 perches eastward from a bridge and running thence N. 55½° E. 24½ ps. to a stone N. 86° E. 21 ps. to a stone, S. 5½° E. 22 ps. to the end of a stone fence, then with the middle of said stone fence S. 46½° W. 13 ps. to the other end thereof then S. 46° E. 17/20 ps. to a stone S. 46½° W. 12¼ ps. to the aforesaid public road then with said road N. 45½° W. 35½ ps. to the place of beginning, containing 8½ acres of land.

It being all and the same parcel of land which was conveyed unto Joseph W. Duncan, from Rebecca Duncan by deed dated the 26th day of April, 1895, and duly recorded in Liber J.L.J. 11, folio 122, one of the Land Records of Frederick County, Maryland.

This parcel of real estate is improved with a five room frame dwelling, with electricity.

SECOND: All of that piece or parcel of land situate, lying and being in Hauver's Election District in Frederick County, Maryland, containing 3 acres and 70 perches of land, more or less, and being all and the same real estate which was conveyed unto Joseph W. Duncan from Albert L. Hauver, by deed dated the 5th day of August, 1914, and duly recorded in Liber H. W. D., 310, folio 135, one of the Land Records of Frederick County, Maryland.

Parcel No. 1 and parcel No. 2 are located on opposite sides of the road from each other and will be sold as a unit at the aforementioned sale.

THIRD: All of that tract or parcel of land, situate, lying and being in Hauver's Election District, Frederick County, Maryland, and being part of a tract of land called "Three Mills Seats." Beginning at a stone set up on the south side of the old Hagerstown and Westminster turnpike and on the division line between a portion of said land conveyed by Benjamin Duncan to a certain Jacob Late and running thence with said line South 58° East 58.80 perches, thence North 25° East 51.50 perches then South 76° East 28.80 perches thence South 3° East 7.50 perches to the place of beginning containing and now laid out for 5 acres of 116 perches of land more or less. It being all and the same real estate which was conveyed unto Joseph W. Duncan, from Henry G. Clopper and Margaret E. Clopper, his wife, by deed dated the 14th day of September, 1881, and duly recorded among the Land Records of Frederick County, Maryland.

Parcel No. 3 is located about ½ mile east of Foxville on the Thurmont Road and contains valuable timber.

TERMS OF SALE DESCRIBED BY THE DECREE OF COURT: 1/3 of the purchase money to be paid in cash on day of sale, or on the ratification thereof by the Court, the residue in thirty days, the purchaser or purchasers first giving his/her/their notes with approved security, bearing interest from the day of sale, or all cash at the option of the purchaser or purchasers, cost of conveyancing, including Federal and State Revenue Stamps, to be at the expense of the purchaser or purchasers. A deposit of 1/3 of the purchase price will be required on the day of sale. Possession will be given on date of ratification of the sale by the Court.

**EDWIN F. NIKIRK and
E. REESE SHOEMAKER, JR.,**
Trustees

John L. Ponton, Auctioneer

Frederick, Md., April 1, 1957.

This is to certify, That the annexed Public Sale
Advertisement was published in The News & The Post
a newspaper published in Frederick County, once a week for
four successive weeks prior to the thirtieth
day of March, 1957.

THE NEWS-POST

Per Geo. B. Delaplaine

Filed April 1, 1957